The Fleischmann Realty Co, Contracts to Build Them on Part of the Bathgate-Beck Estate and Turn Them Over to the Wikins Realty Co. for \$1,250,000.

practise referred to in the following ems to have been adopted largely because the lending institutions wish to prevent interest rates from falling below what they regard as the standard figures. Mortgage rates in New York are very much lower than they were some half a dozen years ago. The tendency is still downward. The standard rate on gilt edge realty is now 4 per cent., and mortgages are rarely recorded at less than that figure. It is an open secret, however, that a good deal of money is loaned on bond and mortgage at less than 4 per cent.

To the Editor of the Sun-Sir: We de-dre to call your attention to a practise re-ently introduced by the title companies and ther large money lending institutions of its city in preparing real estate mortgages ith rates of interest and terms of payment intents, so that these important particulars into appear upon the official records af-cting real estate.

omitted, so that these important particulars do not appear upon the official records affecting real estate.

An examination of the records will show merely the statement "as per bond" in the place where the terms ordinarily appear. We desire to enter a protest against this practise, and submit that it merits the criticism and objection of all persons interested in the purchase and sale of real estate in this city. It opens the door for endless disputes over contracts. When a purchaser buys a piece of property subject to a mortgage of given terms he is entitled to have the terms appear of record. This has been the uniform custom both under the English law and under the statute laws of this State, as well as of most other States, and there appears to be no good-reason why it should be discontinued.

The excuse given by the corporations following the objectionable practise referred to, that by so doing they keep the terms of the mortgage from becoming public, carries its own condemnation.

The inconsistency of the title companies becomes glaring when we find indersed on their printed form of contract for the sale of real estate instructions to vendors that, where the principal of mortgages affecting the property sold has been reduced by payment, the sellers "produce evidence of such reduction in form to be recorded." It is also the custom of the same companies to demand of sellers evidence of any change of the rate of interest or of the extension of the same companies to the original property and the said of the practise of these same companies of withholding from the record the due date of the mortgages made by them, the rate of interest and the times of payment of interest.

the record the due date of the mortgages made by them, the rate of interest and the times of payment of interest?

It is true that these important particulars are specifically stated in the bond; but the bond is not recorded and is in the possession of the mortgagee or his legal representatives or assigns. It may be destroyed by fire or otherwise; it may be stolen or lost, in any of which contingencies a serious dispute might arise which would endanger the marketability of real estate.

Then, again, the mortgagee may be and frequently is a non-resident, and ofteutimes a resident of a foreign country. Under these circumstances, a person entitled to know the terms of the mortgage might be greatly inconvenienced and oftentimes would find it impossible to locate the bond, to say nothing of the great injury that might result in a pending real estate transaction.

The attitude of the courts of this State upon the right of a purchaser of real estate to demand a clear record title is clearly indicated in the leading case of Oppenheimer vs. Humphreys, 8 N. Y. Supp., wherein Chief Justice Van Brunt used the following language:

"We do not think that the plaintiff was

vs. Humphreys, S. N. I. Supp., wherein chief Justice Van Brunt used the following language;

"We do not think that the plaintiff was bound to accept the title upon evidence of this character that the apparent encumbrances upon the property had been partially removed. He was not bound to run the risk of being able at some future time to establish that Riggs & Co. were the agents of the mortgages; or, if the bond in question should happen to have been destroyed, to rest his claim of payment upon parol evidence, the benefit of which he might at any time lose. He was entitled to a clear record title. He had the right to claim that his title should be put beyond the continued existence of papers which could not be the subject matter of a record. He was entitled to demand, if the mortgage had been reduced to the extent claimed, such evidence of the fact as would enable him to spread the same upon the record, so that, no matter who might die or what might become of the original bond in question, the records would show precisely the extent to which the mortgage was a lien; and it does not seem that anything less than this would satisfy the requirements of the law."

of the law.

This case was taken to the Court of Appeals, and was affirmed on the opinion of the Court below (see 125 N. Y., p. 733), and represents the law to-day.

Moss & Feiner,
New York, May 15. Counsellors at Law.

Private Sales.

WILKINS AVENUE.—The Fleischmann Realty Company has sold from the plans to the Wilkins Realty Company, a corporation formed by a number of prominent New York merchants, with offices at 132 Fifth avenue, fourteen five story apartment houses, 37.6x100, ten five story apartment houses, 37.6x100, which are to be erected on the block bounded by Wilkins avenue, Charlotte street and 170th street. This block is part of the Bathgate-Beck tract, and was purchased by the Fleischmann Realty Company from Henry Mormenthau last year. The company has agreed to deliver the twenty-six houses in eighteen months. The consideration was about \$1,250,000. Nathan Weiss was the broker. The Fleischmann Realty Company has nade a specialty of selling houses from the plans for the past five years, and has sold about 200 houses in course of construction in the past twelve months.

months.

122D STREET.—Herman Cohen and Samuel G. Hess have bought the elevator apartment house in course of construction, on plot 100x01, at the southwest corner of Amsterdam avenue and 122d street.

EIGHTY-FOURTH STREET.—Jesse C. Bennett & Co. have sold for Mrs. Phoebe S. Feters to a client, for occupancy, No. 275 West Eighty-fourth street, a three story dwelling, on lot 16x80.

Gahren have sold for William Overton No.
41 West Ninety-fourth street, a three story
and basement dwelling, on lot 18x100.8. EIGHTH AVENUE.—Julius Scott has sold for Tille Marcus to David Kalman No. 2176 Eighth avenue, a five story flat, with stores, on lot 25x100.

on lot 25x100. LEXINGTON AVENUE.—L. J. Greenberger, in conjunction with M. S. Considine, has sold for the Lissberger-Jacobs Realty Company No. 1938 Lexington avenue, a four story single flat, on lot 29x65.

112TH STREET.—I. J. Greenberger, in con-junction with M. S. Considine, has sold for H. Frankenthaler, No. 157 East 112th street, a six story triple flat, on lot 25x100. A six story triple flat, on lot 25x100, 122D STREET.—John H. Loscarn has bought from Louis Lese the five story triple flat at No. 63 East 122d street, on lot 25x100, 102D STREET.—Louis M. Heller, in conjunction with Steinman & Polak, has sold for the Fleischmann Realty Company five new six story tenements, two on the north side of 102d street, 225 feet east of Second avenue, and three on the south side of 103d street, 100 feet east of Second avenue, to Blumenkrohn & Freundlich.

brown & Freundich.

107H STREET.—Grossman & Passon have bought Nos. 336 and 338 East 107th street, a six story flat, on plot 50x55.

SUTH STREET.—Douglas Robinson, Chas. S. Brown & Co. have sold for George A. Crocker Nos. 30 and 31 South street, two five story brick buildings, on plot 39x85.10

30x85,10.

FIFTY-FIFTH STREET.—Millie B. Pakas has resold No. 234 West Fifty-fifth street, a three story brick building, on tot 20x100.5.

107TH STREET.—M. L. & C. Ernst have bought from George W. McAdam No. 305 West 107th street, a five story American basement dwelling, on lot 17x101.10.

The buyers have resold the house to D. W. Richman. The McVickar-Gaillard Realty Company negotiated both sales,

SEVENTY-FIRST STREET.—Adolph Rubin has sold No. 113 East Seventy-first street, a four story and basement brownstone front dwelling, on lot 20x102.2.

200TH STREET.—Max Marx has sold to

Joseph Hernold Welling, on lot 20x102.2.

209TH STREET.—Max Marx has sold to the Deane Realty Company, the plot 75x99.11 on the north side of 200th street 100 feet east of Ninth avenue.

TWENTY-SEVENTH STREET.—The Kip's Bay Realty Company has bought Nos. 31 and 33 East Twenty-seventh street, two three story dwellings, on plot 48x98.9, facing Madison Square Garden. 103D STREET.—John R. Davidson has sold for M. Gustine Rieser the five story double flat No. 144 West 103d street.on lot 27x100:11. NINETY-FIFTH STREET.—The Realty ComCITY REAL ESTATE.

No. 12. This picture was

taken from a photograph showing the condition of the Produce Exchange Bank Building at the corner of Beaver

Street and Broadway on the fourth day of November, 1904. Since that day the work has been pushed with such rapidity that the offices were made ready to receive tenants on the first day of May, and did receive them.

Below is a picture showing the building on April 26, 1905.

The operation is simply an instance of what can be done by organization, and is a practical demonstration of the benefits of COST INSUR-

THOMPSON-STARRETT COMPANY, 51 WALL ST., NEW YORK.

Real Estate Mortgages

For sale to Investors at all times on New York City Real Estate, in amounts to suit. Every mortgage made doubly safe by a policy of title insurance issued by this company.

CAPITAL and \$9,000,000 Lawyers Title **Insurance and Trust** Company

37 Liberty St., Manhattan. (Title Department).
59 Liberty St., Manhattan. 38 Court St., Brooklyn.

BRYAN L. KENNELLY, REAL ESTATE, 7 PINE ST. FROM BATTERY TO 14TH ST., INCLU-

DESIRABLE RESIDENCES. Washington Sq. t. FOLSOM BROTHERS, 835 BROADWAY.

pany of America has sold the lot, 25x100.8, on the north side of Ninety-fifth street, 150 feet west of Broadway, to an adjoining 150 feet west of Broadway, to an adjoining owner.

117H STREET.—A. H. Levy & Co. have sold for Louis Berman the six story flat at No 816 East 117th street, on lot 25x100.11, to Isaac Shapiro.

FIRST AVENUE.—Taylor & Douglass have sold for Price & Wolfson the four story brick house at No. 2357 First avenue, on lot 20.6x66, to a Mr. Watkins.

126TH STREET.—Moses Kinzler has bought from Myer Koch No. 231 East 126th street, a five story brownstone double flat, on lot 25x99.11. a five story brownstone double flat, on lot 25x99.1.

EIGHTY-FIRST STREET.—Marx and Henry Taylor have bought No. 231 East Eighty-first street, a four story brownstone double flat, on lot 27.1x102.2.

AMSTERDAM AVENUE.—Louis Becker has sold for the Harvard Realty Construction Company the northeast corner of Amsterdam avenue and 183d street, a new five story triple apartment house, on plot 28x100.

sold for Maria Berhaut and Rachel Gordon
Nos. 202 and 204 East Twenty-first street,
Nos. 202 and 204 East Twenty-first street,
a six story flat, on plot 30.2x92.

ALLEN STREET.—Mary and Minnie Brothers
have sold No. 54 Allen street, a six story
brick stable, on lot 20x87.6.
INTERVALE. AVENUE.—Baul Mayer has
sold for William R. Rose to a syndicate of
builders the plot of twenty lots at the south
west corner of Intervale avenue and Freeman street, facing the junction of Wilkins
place. The price was \$100,000.
WEBSTER AVENUE.—Douglas Robinson,
Charles S. Brown & Co, have sold to Robert
Denegris, of the firm of Charles R. Faruolo
& Co, the plot 100x100, at the southwest
corner of Webster avenue and 179th street.

Stephen Ba. Truelly Explained Standard
slaughtering prices underselling everybody; grandslaughtering prices underselling everybody; grandslaughtering

Pocher & Co. have leased for the McQuaid estate to S. Goldspiel No. 240 East Twenty-fourth street, a five story tenement, for tenyears; and for Jackson & Stern to K. Forrester No. 117 West Forty-fourth street, a three story dwelling

estate of William Rhinelander No. 68 West
Thirty-eighth street, a dwelling, for twentyone years. The building will be remodeled
for business purposes.

De Blois & Eldridge have leased for William
E. Carter of Bryn Mawr, Pa., his place on
Narragansett avenue, Newport, R. I., to Mr.
and Mrs. H. S. Lehr for the coming season.
Friedman & Feinberg are the buyers of the
plot, 100x90.11, on the south side of 148th street
125 feet east of Broadway, sold at auction
last Monday.
Edgar T. Kingsley, formerly with Charles
E. Duross, has opened an office in the Metropolitan Building, No. 1 Madison avenue.
Louis Becker has leased for John V. Irwin,
as attorney, No. 191 Audubon avenue, a three
story and basement dwelling.
L. J. Phillips & Co. have sold for Mrs.
Simon Hess to Frank B. Cahn a plot, 150x300,
on Elberon avenue, Elberon, N. J. This is
one of the plots that Mrs. Hess bought at
the recent Lyddy sale.
A proposition has been made by a syndicate
to purchase the Vendome Hotel, at the southeast corner of Forty-first street and Broadway, for \$750,000 and to lease it back to Louis
L. Todd, its former proprietor, who is now
offering his creditors a compromise. The
hotel is in the hands of a receiver, E. L. Patterson.
Plans have been filed for the enlargement

hotel is in the hands of a receiver, E. L. Patterson.

Plans have been filed for the enlargement of the six story loft building at Nos. 894 to 900 Broadway and No. 18 East Twentieth street, owned by Robert Goelet individually and as trustee for the Ogden Goelet estate. It is to be made over into a ten story commercial building, with offices, lofts and stores, and will have a new ten story rear extension, 26.6%x92 feet. The improvements are to cost \$200,000. The architects are Maynicke & Franke. cost \$200,000. The archivers the Franke.

Plans filed with the Manhattan Building Bureau for new buildings yesterday comprised one ten story office building, \$500,000; two five story flats, \$80,000, and two six story flats, \$70,000.

Plans have been filed with the Building Bureau for the remodeling of the four story and basement loft and store building at No. 115 West Forty-second street into a bank and office building for the American Savings Bank, of which Edward V. Loew is president. New elevators are to be installed and a new façade erected. The improvements are to cost \$20,000. The architect is Charles E. Reid.

Yesterday's Auction Sales.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

Avenue A, No. 13, west side, 78.4 feet north of First street, 18.5x80: three story building with store: to zena Rupp for.

West End avenue, southeast corner of 105th street, 20,2x80, five story brick dwelling:

J. H. Higgins et al., trustees, vs. W. C. Foster et al.; due on judgment, \$43,204 17; subject to taxes, &c., \$780.97; to the plain-lift for.

Thirteeath street, No. 800, north side, 138 feet east of Avenue B, 25x103.3, three story brick tenement and three story brick tenement on rear; E. H. Huebner vs. Sebastian Dumser et al.; partition, to Edward V. Gormley for.

BY BRIAN L. KENNELLT.

Hamilton street, No. 8, north side, 50.2 feet

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ON PICTURESQUE PLUSHING BAY. TROLLEY.

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ttractive townsite in New York City. Contains more improvements a WE CHALLENGE COMPARISON.

The sales are enormous and without any parallel. Lots with every city improvement on easy monthly payments.

Will be worth three times present prices within two years on completion of Pennsylvania
Tunnel and Blackwell's Island Bridge. Colonial Cottages on instalments same as rent. Send a
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GUARANTEES the payment of principal and interest. PAYS the interest the day

it is due. ATTENDS to fire insurance, taxes and assessments. THE INCREASING SALES OF GUARANTEED MORT-GAGES DEMONSTRATE THE PUBLIC CONFI. DENCE IN THIS COMPANY

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reasonable charges.
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BOROUGH OF BROOKLYN-SALE OR RENT. CHIMNEY TOPS TO CELLAR BOTTOM ARE NOW IN THE HANDS OF IMPROVERS. will be in perfect order including new plumbing, tiled bath with porceiain tub and up-to-date decorations; 2 story, basement and cellar stone; 8 rooms

PRICE \$5,600, ONLY \$1,000 CASH. FRED. M. SMITH, **BATH BEACH**

Williams Ave., between Atlantic and Liberty Numbers 51, 55, 57 and 59.
Prices 83,000, 84,000 and 86,500.
The Cheapest Houses in the Borough.
Well-built frame in the midst of great improve-ments; accessible by surface cars and 2 elevated railroads; the lots are worth what is asked for houses and lots.

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50 BUFFALO AVE.
61 BUFFALO AVE.
BETWEEN ATLANTIC AND PACIFIC.
member how railroad facilities have been
ed on Atlantic Ave? 2 story basement
light frame; very cheap when location and

PRICE \$3,600, ONLY \$900 CASH. FRED. M. SMITH,
"Temple Bar." 44 Court St. Telephone 3049 Main ONLY ONE LEFT of those beautiful 2 story and basement, fancy brick houses, 12 rooms, 2 baths, on 59th St. near 5th Ave., opposite the church. See us before buy-ing, JOHN E. SULLIVAN, on premises. Office 5th Ave. & 52d St.

BAY RIDGE LOTS
We control choice lots, between Third and Seventh avs., 65th to 90th sts.; write or phone us.
A. J. WALDRON.

1113 BEDFORD AV. Tel. 785 Bedford. NEW, JUST FINISHED, 2-story and basement stone front houses; box stoops; all improvements; for 2 families; decorated. Also 3-family flat house, Park place, between Kingston av. and Albany av., Brooklyn. ALBERT J. LAMB, owner and builder.

\$10.500.

On one of the best blocks in Bedford section 3-story and basement modern stone; foyer half rear stairway, hardwood trim and cabinet finish ROBERT A. WRIGHT, 254 Tompkins av., Brooklyn HUNTON & CUTTING HOUSES. Leaders: Manhattan Terrace, Brighton Beach rd. (tunnel line) transportation; location and values

Overlooking Lower Hay, hendsomest suburb Greater was York; houses with hardwood trim, decorate; \$4.500 up. WALTER L. JOHNSON, 18th av. and 86th st., Brooklyn. FACTORY FOR SALE, NOSTRAND AV. NEAR MYRTLE AV.; three-story brick, with driveway; \$30,455; lot 90. For permit apply to GEO. HEIBERGER, 148 Myrtle av., Brooklyn. \$6,800—HANCOCK ST.—Beautiful two story base-ment, brick, complete two family; open plumbing; handsomely decorated; near Ralph av.; terms easy, KETCHAM BROS., 129 Ralph av. TWO FAMILY detached cottages, 14 rooms, two bathrooms, two furnaces; all improvement REINHARD HALL, 1655 42d st. Kensington. BUSINESS PROPERTY at farm land prices; plot 50x116; Fifth Avenue, Brooklyn, Realty owners, 7302 '3d av., Brooklyn. FOR SALE—8-story brick and stone single flats ill improvements. SCHWARTZ, Tilden and Bed 100 MAGNIFICENT detached homes to select from in beautiful Borough Park, EDWARL JOHNSON, Builder. 12 ACRES can be bought cheap; car-line front age; rapidly grawing section. Apply BROWN, 77 Flatbush av.

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ANDREW MACK'S new detached houses, 9 rooms and bath, \$4,000 to \$4,500. 17 th av. and 61st st.

Select Apartments. Thoroughly up to date; 8 large, light rooms and bath; extra maids' bath room; butler's pantry; electric lights; telephone; handsome decoratious; parquet floors; rent, \$60 to \$70; Park place and Nostrand av., Brocklyn. OTTO SINGER, BUILDER.

CORNER FLATS.
5 rooms, bath; all improvements; near City Hall;
\$10, \$20. A. J. FOREN, 40 Boorum pl.

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MODEL COTTAGES.

To Order or Ready Built,
For one or two families.
SEVERAL NOW READY.

WOODHAVEN AVE., Near Jamaioa Ave.
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TO LET FOR BUSINESS PURPOSES. LIGHT OFFICES TO LET In Market & Fulton National Bank Blg. 81-83 Fulton, Corner Gold. RULAND & WHITING CO., Agent, 5 BEEKMAN ST.

BARCLAY BUILDING

PART OF LARGE, LIGHT FLOOR; steam heat; 'reight and passenger elevators; central location. apply on premises. SCHERMERHORN, 3 East 4th st.

REAL ESTATE-OUT OF THE CITY. LONG ISLAND-SALE OR RENT. ATTRACTIVE FURNISHED HOUSES in most accessible point on South Side to rent, \$300 to \$3,000. Illustrated lists. JERMIAH ROBBINS, Babylon, L. I. Tel. 22 A.

WESTCHESTER COUNTY-SALE OR RENT. TARRYTOWN, to let, Most House, 40 rooms, mostly furnished; carriage house; magnificent location; stable; ample grounds; fine shade trees; trolley passes. JOHN WEBBER, 7 Beekman st., New York.

500 BUILDING LOTS FOR SALE at White Plains, N. Y. Send for particulars. A. C. TODD, 92 Spring st., New York city. NEW JERSEY-SALE OR RENT.

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The elitedom of the Atlantic Coast; 3 handsomely furnished modern cottages; 9, 11 and 14 rooms baths and electric lights; on ocean and Shark River rents \$800 \$700 and \$1,200. For particulars apply to OTTO SINGER, Builder,

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property and buildings in course of erection.
Good, sound investment on unquestioned security. Write for particulars. We have some
splendid Newark properties for sale at extramely low rates. remely low prices.
ADDIS & ROSIN, 828 Broad St., Newark, N. J.

BLOOMFIELD, N. J.-To obtain information re garding this beautiful suburban town, situate a few misser from New York city, on two raliroads, write to W. BIGGART, chairman of Suburban Homes Com-mittee, Bloomfield, N. J., for booklet issued by the Beard of Trade. loard of Trade.

IN JERSEY CITY—New private and two-family houses; twenty minutes from New York; trolley, stores, &c., convenient; all improvements; \$2,750 to \$7,800; easy payments, like rent, AMERICAN HOMES COMPANY, 15 Exchange place, Jersey

NUTLEY-\$9,500 ideal country residence, 14 rooms, colonial hardwood finish; hot water heat, every convenience; high location; matured shade; large grounds; 40 minutes out; 28 trains; owner going West.

OWNER, box 120 Sun office.

REAL ESTATE. LOAN WANTED—From \$10,000 to \$20,000 at 5% on first mortgaged improved and unimproved real estate. Address A. J. G., box 107 Sun office.

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Every attention given to engaging the best servants; personal investigation of reference always; louses cleaned and closed for summer.

SITUATIONS WANTED-FEMALE. FIRST-CLASS HELP at Miss Larson's employment office, 33 West 24th st. Telephone, 3044 Madi-LADIES' MAID—German givi, good seamstress, packer, masseuse, as maid or companion; references. P. EUHRMAN, 168 Bleecker st. B'klyn.

SITUATIONS WANTED-MALE. PAINTER AND PLASTERER wants work of real estates or landlords; reasonable; references furnished. S. RAINES, 1446 Avenue A. WANTED—Situation as porter and packer by a steady, sober man. Address F. A. W., 404 2d st., Brooklyn.

PURCHASE AND EXCHANGE. OLD BOOKS IN NEW STREET. Books and Libraries Bought. I am thedargest buyer of old books, libraries. and autographs.
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Seabury Place **Charlotte Street Miniord Place** East 170, 172, 173 Sts.

REAL ESTATE AT AUCTION.

TERMS: 70% may remain on mortgage at 41/2%. Lawyers' Title Ins. and Trust Co.'s Title Policies free. If desired, Savings bank books accepted instead of cash to save interest for purchaser to July 1st.

The property is choice high ground, opposite Crotona Park, and a few blocks from Bronx Park. Second avenue "L" trains now stop at the Freeman and 174th St. Stations of the Rapid Transit line, which are right by the property; and the Boston road and Southern Boulevard Trolleys pass it. For Books, Maps, Etc., Apply to

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bsolutely pure water fine schools, all kinds of stores, good roads, electric lighting, gas lighting. Elegant All-Year-Round Homes. Trolley Direct to New York. Titles Guaranteed by Title Guarantee & Trust Company.

Persuasive argument is not necessary to sell this property. Every visitor to this progressive, healthful and picturesque village will

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We Have the Land, the Location and the Prices.

CARROLLTON REALTY COMPANY, INC., Harlem Office (MORSE & MOORE), 1976

Harlem Office (MORSE & MOORE), 1976

Evenington Ave.

Brooklyn Office (J. M. BENETT), 62

Tickets to day may be had from Agents wearing GREEN TICKET in hat at foot of East 3th St. Depot at 10.30 A. M.; Flatbush Avenue Station (Brooklyn), 10:30 A. M.; Manhattan Crossing, 10:30 A. M.

Sunday trains, 11:15, all depots.

CEDARHURST, L. I.

The country place of the late Charles W. Russell, consisting of about 107 acres of land, 55 acres of upland and 52 of salt meadow, commodious homestead, farmer's cottage, stables, windmill, etc., situated on North Broadway and the Rockaway and Jamaica Turnpike (Electric Railroad), and about 1,250 feet north of Cedarhurst station, will be absolutely sold at auction on Wednesday, May 24, 1905, at noon, at the Real Estate Exchange Salesroom, 14 and 16 Vesey Street, New York City, by Herbert A. Sherman, auctioneer. This property being on the direct line of improvement affords an exceptional opportunity for subdivision. For particulars apply to

ALRICK H. MAN, 56 Wall Street, or W. S. VANDEWATER, Cedarhurst.

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ATLANTIC CITY ON INSTALLMENTS, \$10.00 Down and \$1.50 Per Week YOU HAVE NEVER HEARD OF

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REAL ESTATE FOR SALE.

WHEELOCK CO.

REAL ESTATE FOR SALE.

444 BARTLETT BLDG..

ATLANTIC CITY, N. J.

HOME TALK NO. 2. A beautiful little home that we Brides and roses! Synonomous

and always refreshing! Which eminds us that June is coming soon with its wealth of both. Next in importance to the selection of a bride is securing for her a modern accessible home in an atmosphere of refinement, safe from such annoyances as invariably accompany lax building restrictions. We have prepared some delightful little dove cotes, where real home

moon undisturbed.

and bliss may follow the honey-

can complete for you on show notice. First story stucco; second story and above shingles. All done in

grey, snuggled in a grove of greent. First floor-living hall, with fireplace and alcove seat; library with built-in bookcases and gas log: dining room fiseplace; but-le's pantry and kitchen, with porce ain sink : front and rear stairs. Six bedrooms and bath. Any heating system youwant.

Grounds 50x103. Terms to suit Houses Range in Price from \$10,000 to \$30,000-Some a Trifle Less.

W.W.& E.E. SLOCUM SELLING AGENTS HUDSON RIVER REALTY CO. PAID UP CAPITAL SUITE 1009 TIMES BLDG. B'WALL & 420 ST. \$ 6.000.000.

PAWNBROKERS' SALES.

FIFTH AVE. AUCTION ROOMS DATED SALE NO. 6 BY AUCTIO The Provident Loan Society

of New York.
Embracing dates of January 2nd, 1904, to January 31, 1904, both inclusive.
FOURTH AVENUE OFFICE,

Unredeemed pledges running from No. 17,277 to No. 20, 689, both inclusive, and all pledges left over

No. 20, 600, Doin lineausty, Sea From From former sales.

ELDRIDGE STREET OFFICE,

186 Eldridge St.

From No. 211,405 to No. 221,732, both inclusive, and all pledges left over from former sales.

WEST 42ND STREET OFFICE,

119 West 42nd St.

From No. 34,978 to No. 36,90, both inclusive, and all pledges left over from former sales. all piedges left over from former sales.

EAS'A 125FH STREET OFFICE,

From No. 11.204 to No. 12.228, both inclusive, and
all piedges left over from former sales.

To be sold

WED., THURS. AND FRIDAY, MAY 17, 18 & 19,

at 10 O'CLOCK EACH DAY.

JULIUS SHONGOOD, Auctioneer, by Jos. Shongood's Sons. Auctioneers, 94 Be wery, will sell:
May 17—deweiry, watches, diamonds, &c., pledged to May 9, 1904. Ned Harlam, 490 Hudson st.
May 17—Men's and women's clothing and all goods pledged prior to May 10, 1904, from Nos.
Silso to 40198 inclusive. H. S. Isaacs, 2426 8th av.
May 18—Dlamonds, watches, jeweiry, silverwars, firearms, instruments and all other pledges pledged prior to May 12, 1904, Nos. 28830 to 52236 inclusive, also older dates held over. B. Fos., 72 8th av.
May 18—Clothing, &c., pledged to May 17, 1904.
A. Friedman, 344 East Houston st.
May 19—All men's and women's and children's clothing pledged prior to May 1, 1904, Nos. 10020 to 16005. D. Bruckheimer & Co., 2225 3d av.; also L. Bruckheimer & Co., 796 2d av.
May 22—Clothing, &c. J. Koch, 184 Avenue A.
May 23—Clothing and all goods of every description pledged prior to May 17, 1904, from No. 50000 to 55090 inclusive. O rder H. & C. Lang, 120 Ave. C.

to 65000 inclusive. O rder H. & C. Lang, 120 Ave. C

L. L. FIRUSKI, Auct., 70 Bowery, sells 10 A, M.—By order of pawnbrokers on dates mentioned below all unredeemed watches, diamonds, jewelry of every kind, silverware, firearms, inst. and goods every doscription pledged between the dates mentioned and including all older ones reserved from previous sales and numbers as stated inclusive.

May 17—J. J. Friel; jewelry.

May 18—Order Wm. Simpson, 01 Park row; all pledges prior March 18, 1904, to No. 16190.

May 18—Order M. & E. Bruckhelmer, 2108 3d av.; clothing, &c., pledged prior May 8, 1904.

May 19—Large consignment fine jewelry.

May 22—Order M. Bernstein, 271 West 125th st.; all pledges prior to May 10, 1904, to No. 50000.

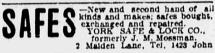
May 23—Order M. Bruckhelmer, 181 East 108th st.; clothing, &c., pledged prior May 13, 1904.

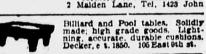
May 24—Order Wm. Simpson & Co., 151, formerly 181, Bowery; all pledges prior April 1, 1904, to No. 10214.

ELI SOBEL, Auct., 98 Bowery, seils 10 A. M. all goods pledged to May 10, 1904.
May 17—Jewelry. Geo. Munk, 922 9th av.
May 18—Clothing. S. Unger, 169 Amsterdam av.
May 19—Jewelry, watches and diamonds. J. B.
Kopilk & Co., 193 Park row.
May 22—Pinal sale men's and women's clothing, shoes, etc. H, Sobel, 772 9th av.
May 23—Clothing. M. Rothman, 443 Canal st.









BUSINESS CHANCES. BACHELOR APARTMENT HOUSE in the thirties, close to Broadway, New York city; full the year round; net profits \$4,000 yearly; price, \$8,000. Apply to

McDONALD-WIGGINS CO., 257 Broadway. \$2,000 LOAN WANTED; capital to be expended in established bookbinding business, now in opera-tion; doing splendid business; will pay good bonus; highest of references furnished. Apply to McDONALD-WIGGINS CO., 257 Broadway.

\$150,000 BUYS THE PATENT RIGHTS, United States and Europe patent of a fuel coal; nothing like it on the market; causes little smoke; it is manufactured from coal waste. You can see sample by caling at our office.

MCDONALD-WIGGINS CO., 257 Broadway. PARTY WANTED WITH \$10,000 TO INVEST; his is an exceptionally good opportunity for some ne. For full particulars apply to McDONALD-WIGGINS CO., 257 Broadway.

ATLANTIC HIGHLANDS, N. J.—Handsome home: picturesque view of the water and surroundings; house contains 12 large, light rooms: 2 acred of ground; nicely terraced; cost over \$25,000; can be bought for \$16,500. Particulars at McDONALD-WIGGINS CO., 287 Broadway. \$4,000 LOAN WANTED; money is protected by stock in well established business, this city; good bonus and interest offered. Apply to MCDONALD-WIGGINS CO., 257 Broadway.

HARDWARE AND GROCERY BUSINESS, sit-uated short distance from New York city; rent, \$15 per month; good trade; price low. Apply to McDONALD-WIGGINS CO., 257 Broadway. DIRECTOR wanted for corporation with \$4,000; double your money in three months; safe, permanent fortune; investigate. JOYCE MFG. CO., Macdowall. Saskatchewan, Canada.

HIGHEST PRICES PAID for pawntickets, dia-monds, watches, pearls and jewelry. A. BAUM, FURNISHED ROOMS TO LET. East Side.

THE ROLAND 56, 58 AND 60 STREET. Block from Grand Entrance to Central Park,
"One of the World's Finest Parks."
INTERESTING TO STUDENTS OF ECONOMY. Single Rooms, with Private Bathroom, \$1 per Day up. Parlor, Dressing Room, Bedroom and Private Bathroom

Maximum of Luxury at Minimum of Cest. Homelike. Comfortable.

West Side. WASHINGTON PLACE WEST, 117-Rooms, with running water, with or without board; excellent table.

East Side. MADISON AV., 155-The Mohegan-A few destrable rooms to rent, with or without bath; summer rates.

AN elegant furnished Apartment, with private bath, including meals for one, \$20 weekly; two, \$30 weekly; holel service; private telephone. GAL-LATIN HOTEL, 70 West 46th, near 5th av.

BUSINESS PERSONALS LOCOMOTOR ATAXIA positively curable. DR., Box 225, Morristown, N. J.

MEDICAL.

